

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Resolution No.: 2020-010

Adoption of Fee Schedule for Accessory
and Junior Accessory Dwelling Units
Development Impact Fees
(Chapter 15, Articles 15.28, 15.30, 15.34, 15.36)

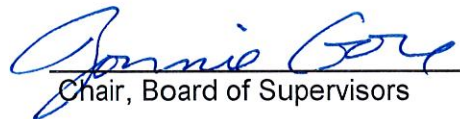
The following resolution was duly passed by the Board of Supervisors of the County of
Placer at a regular meeting held January 14, 2020, by the following vote:

Ayes: WEYGANDT, HOLMES, UHLER, GUSTAFSON, GORE

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

**THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA,
DOES HEREBY RESOLVE THAT:**

WHEREAS, in 2019, the California Legislature passed, and the Governor signed into law several housing-related bills which will go into effect on January 1, 2020; and

WHEREAS, among those are Senate Bill 13 and Assembly Bills 68 and 881, which require changes to County ordinances related to the permitting, regulating, and the calculation and collection of development impact fees for accessory and junior accessory dwelling units; and

WHEREAS, on January 14, 2020, the Board of Supervisors conducted a duly noticed public hearing to consider and thereafter adopt Ordinance No. 6001-B, codifying changes to the development impact fee provisions of Chapter 15, Articles 15.28 (Traffic), 15.30 (Public Facilities), 15.34 (Park and Recreation) and 15.36 (Fire); and

WHEREAS, these changes include development impact fee exemptions for accessory and junior accessory dwelling units under 750 square feet in size and a proportionate development impact fee adjustment for accessory and junior accessory dwelling units 750 square feet or more in size; and

WHEREAS, the above action is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080.17 and CEQA Guidelines sections 15061(b), 15301, 15303, 15305, and 15282(h); and

WHEREAS, the public hearing was noticed in compliance with State law and the Placer County Code.

NOW, THEREFORE, the Board of Supervisors resolves as follows:

1. The Board of Supervisors hereby establishes development impact fee calculation formulas/schedules for accessory and junior accessory dwelling units for Chapter 15, Articles 15.28 (Traffic), 15.30 (Public Facilities), 15.34 (Park and Recreation) and 15.36 (Fire) as set forth in Exhibit 1.
2. The Board of Supervisors resolves that until said resolution is in effect, staff is preempted by State law from charging any fees for accessory and junior accessory dwelling units that are inconsistent with the formulas and fees set forth in Exhibit 1.
3. This Resolution shall take effect 60 days after adoption.

Exhibit 1: Accessory and Junior Accessory Dwelling Unit Impact Fee Methodology

EXHIBIT 1

Impact Fee Methodology for Accessory and Junior Accessory Dwelling Units

As of January 1, 2020, Government Code Section 65852.2 exempts junior accessory dwelling units and accessory dwelling units ("ADUs") less than 750 square feet from impact fees. In addition, impact fees for an accessory dwelling unit of 750 square feet or more must be "charged proportionately in relation to the square footage of the primary dwelling unit." Therefore, impact fees for accessory dwelling units of 750 square feet or more will be calculated by dividing the ADU's square footage by the square footage of the primary dwelling and multiplying that by the applicable impact fee. This methodology shall be applied to the following impact fees:

- Countywide Traffic Impact Fee Program
- City of Roseville/Placer County Traffic Impact Fee Program
- South Placer Regional Transportation Authority (SPRTA) Traffic Impact Fee Program
- Highway 65 Joint Powers Authority (JPA) Fee Program
- Parks and Recreation Facilities Impact Fee Program
- Capital Facilities Impact Fee Program
- Placer County Fire Department Fire Facilities Impact Fee Program
- Riolo Vineyards Specific Plan Fee Program

For example, the current traffic impact fee for an accessory dwelling unit in the Auburn/Bowman traffic fee district would be calculated as follows:

Proposed ADU Size:	1,000 square feet
Primary Dwelling Unit Size:	3,000 square feet
Primary Dwelling Unit Fee:	\$5,520 per dwelling unit equivalent
<u>ADU Fee Calculation:</u>	$(1,000 \text{ sq. ft.} \div 3,000 \text{ sq. ft.}) * \$5,520 = \underline{\$1,840}$